

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0238 – Galindo Neighborhood **P.C. DATE:** December 11, 2007
Vertical Mixed Use Building (V) Rezoning

AREA: 21 tracts on 18.16 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Rob Heil

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Barton Springs/ Edwards Aquifer Conservation Dist.
Bouldin Creek Neighborhood Assn.
Bouldin Creek Neighborhood Planning Team Liaison - COA
Bouldin Forward Thinking
Bouldin Oaks Neighborhood Association
CIM
Dawson Neighborhood Assn.
Dawson Neighborhood Planning Team
Dawson Neighborhood Planning Team Liaison - COA
Galindo Elementary Neighborhood Assn.
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
SoCo-South First St.
South Central Coalition
South Congress South First
South Lamar Combined Planning Area Staff Liaison
South Lamar Neighborhood Assn.
Terrell Lane Interceptor Assn.

AREA OF PROPOSED ZONING CHANGES: The Galindo Neighborhood Planning Area is bounded by Union Pacific Railroad tracks to the west, Ben White Blvd. to the south, South 1st Street on the east, and West Oltorf Street on the north. Please refer to Attachments.

WATERSHEDS: West Bouldin, East Bouldin (urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Galindo Elementary School, San Juan Diego Catholic High School

APPLICABLE CORE TRANSIT CORRIDORS : South 1st St.**STAFF COMMENTS:**

The VMU Overlay District in the Galindo Neighborhood Planning Area includes 18.16 acres. The Galindo Elementary Neighborhood Association is recommending excluding two properties from the Overlay District, a total of approximately 0.39 acres. The net acreage of the neighborhood association's recommendations for properties to be included in the VMU Overlay District is about 17.77 acres.

LIST OF ATTACHMENTS:

- Attachment 1:** Galindo Elementary Neighborhood Vertical Mixed Use (VMU) Opt-In / Opt-Out Application
- Attachment 2:** List of Galindo Neighborhood VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District
- Attachment 3:** Galindo VMU Neighborhood Recommendations
- Attachment 4:** Galindo Neighborhood Planning Area VMU Tract Map
- Attachment 5:** Zoning Map
- Attachment 6:** Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out Process
- Attachment 7:** Planning Commission Comment Forms

PLANNING COMMISSION RECOMMENDATION:

December 11, 2007:

- *APPROVED MOTION 1 TO EXEMPT TRACTS 2-15 AND 17-21 FROM THE DIMENSIONAL STANDARDS*
- *APPROVED MOTION 2 TO ALLOW TRACTS 2-15 AND 17-21 TO HAVE GROUND-FLOOR COMMERCIAL USES IN OFFICE DISTRICTS*
- *APPROVED MOTION 3 TO EXCLUDE TRACTS 1 AND 16 FROM THE VMU OVERLAY DISTRICT*
- *APPROVED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME (MFI) REQUIREMENT FOR VMU RENTAL DEVELOPMENTS*
[M. DEALEY, T. ATKINS – 2ND] (7-0) D. SULLIVAN – ABSENT

ISSUES: None at this time.

CITY COUNCIL DATE: January 10, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail: robert.heil@ci.austin.tx.us

PHONE: 974-2330

NEIGHBORHOOD RECOMMENDATION

The Galindo Elementary Neighborhood Association is recommending that all but two eligible properties remain within the Galindo Neighborhood's VMU Overlay District. The neighborhood association is recommending that Tract 16, which includes two properties, be excluded from the VMU Overlay District because these properties are currently being developed as an exclusively residential loft development and VMU is therefore no longer applicable.

In addition, the neighborhood is recommending opting out of the Parking Reduction incentive for all properties within the VMU Overlay District, due to concerns over the limited amount of available on-street parking in the neighborhood.

The neighborhood is recommending an affordability level of 60% of the median family income for future VMU Rental Units.

A table summarizing the neighborhood recommendations is found in Attachment 3.

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2007-0238 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Galindo Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Representatives of the Galindo Elementary Neighborhood Association submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. See the "Neighborhood Recommendation" section above for more details

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin

Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

Galindo Neighborhood VMU Neighborhood Recommendations

VMU Overlay District (OPT-OUT Properties)

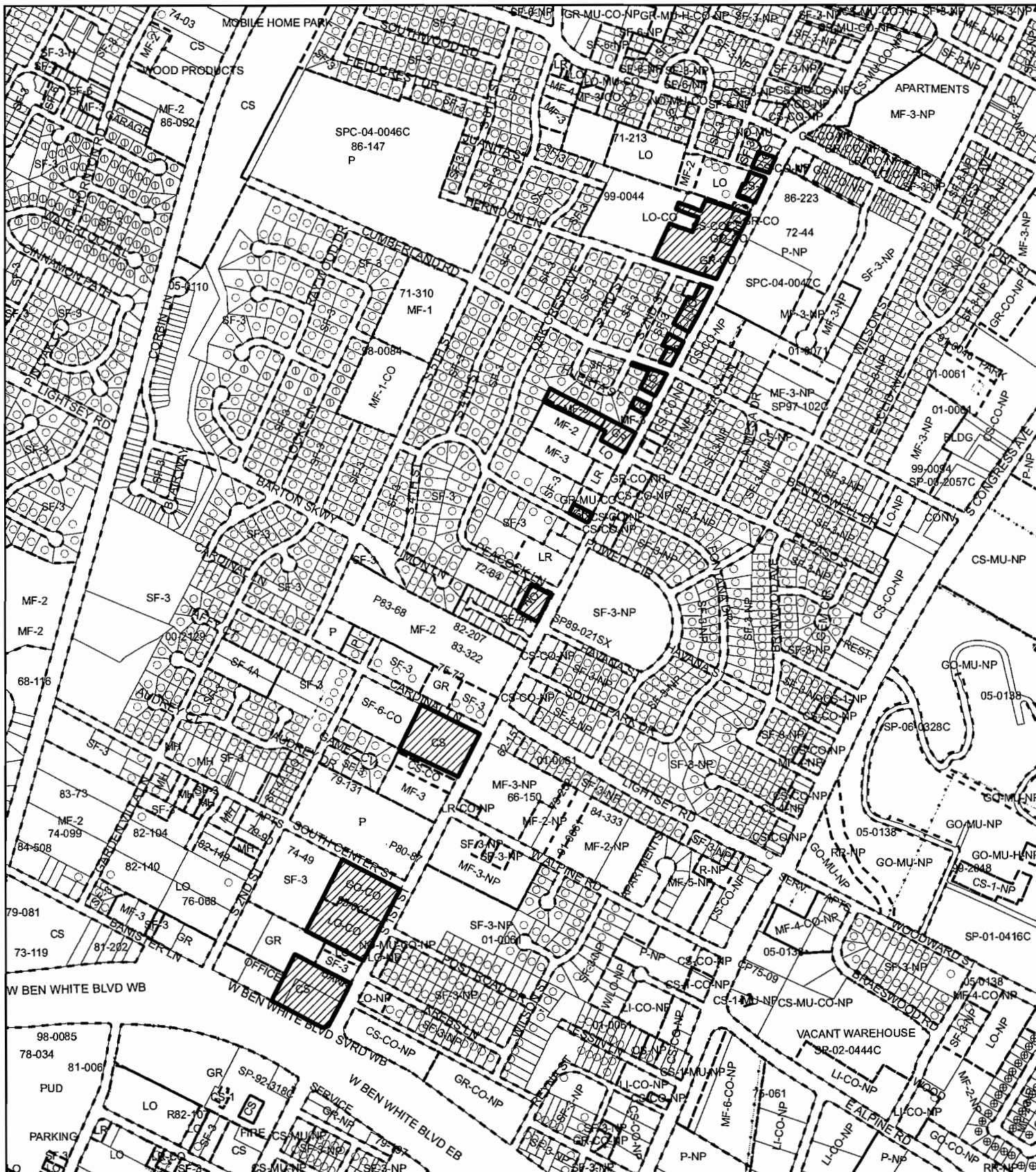
Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1-15, 17-21			X		
16					X

RECOMMENDED AFFORDABILITY LEVEL OF RENTAL UNITS: 60%




- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.
 (2) Please refer to attached information for explanations of Opt-In and Opt-Out options.

Galindo Neighborhood Planning Area
VMU Overlay District-Tract Table
C14-2007-0238

Tract #	TCAD Property ID	COA Address	FROM	TO
1	303782	2406 S 1ST ST	CS	CS-V
		2400 S 1ST ST		
		601 W OLTORF ST		
		605 W OLTORF ST		
2	303780	2408 S 1ST ST	CS	CS-V
3	303781	2414 1/2 S 1ST ST	CS	CS-V
		2414 S 1ST ST		
4	303674	2436 S 1ST ST	CS-1	CS-1-V
		2432 S 1ST ST		
		2428 S 1ST ST		
		2424 S 1ST ST		
		2420 S 1ST ST		
5	305700	2448 S 1ST ST	CS	CS-V
6	305701	2516 S 1ST ST	GR-CO; LO-CO	GR-V-CO; LO-V-CO
	305704	2510 S 1ST ST	GO-CO	GO-V-CO
	464553	ABS 8 SUR 20 DECKER I ACR 1.115	LO-CO	LO-V-CO
7	305798	2602 S 1ST ST	LO	LO-V
8	305799	2604 S 1ST ST	LO	LO-V
9	305800	2606 S 1ST ST	LO	LO-V
	305801	2608 S 1ST ST	LO	LO-V
10	305804	604 CUMBERLAND RD	GR	GR-V
11	Portion of 305732	15 X 116.49FT BLK F OAK RIDGE HEIGHTS SEC 1	LO	LO-V
12	305733	2700 S 1ST ST	LO	LO-V
13	305734	LOT 5 * LESS E 10FT BLK F OAK RIDGE HEIGHTS SEC 1	LO	LO-V
14	305736	2706 S 1ST ST	LO	LO-V
15	Portion of 305740	2804 S 1ST ST	GR	GR-V
	305752	2810 S 1ST ST	GR	GR-V
16	715848	2908 S 1ST ST	GR-MU-CO	GR-MU-V-CO
		2906 S 1ST ST		
17	305746	2910 S 1ST ST	GR	GR-V
18	307467	3036 S 1ST ST	NO	NO-V
19	307479	601 CARDINAL LN	CS	CS-V
20	587638	3704 S 1ST ST	GO-CO	GO-V-CO
		3700 S 1ST ST		
	587639	3808 S 1ST ST	LO-CO	LO-V-CO
		3710 S 1ST ST		
		3706 1/2 S 1ST ST		
		3706 S 1ST ST		
21	310019	3816 S 1ST ST	CS	CS-V
	310022	3828 S 1ST ST	CS	CS-V



ZONING

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE#: **C14-2007-0238**
 ADDRESS: **GALINDO NPA**
 SUBJECT AREA: **17.34 ACRES**
 GRID: **H19-20**
 MANAGER: **R. HEIL**

OPERATOR: S. MEEKS

1" = 800'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link:
ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf
Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us

or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION

AREA*: Galindo Elementary Neighborhood Association

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT

NAME

PHONE

E-MAIL

MAILING

ve Austin TX 78704

RECEIVED

SECOND

NAME

PHONE

E-MAIL

MAILING

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

JUN 04 1981

Neighborhood Planning & Zoning

[illegible]

February 20, 2007

The neighborhood recommends opt out for the following exclusively residential use addresses.

Opt out properties along the South First Corridor are the following:

2710 So First
2804 B So First Residence behind 2804 So First
2902-2908 So First Loft Moon Units
2900 So First Silver Creek Apts
600 Twelve Oaks Lane and So First
3000-3002 So First and Terrill Hill Apts
3018 So First Lofts Apts
3200 So First Stoney Ridge Apts
3504 So First
3508 South First

RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

We would also like to opt out 601 Oltorf at this time. We will revisit Oltorf in our neighborhood plan and will reconsider it then.

RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

- 4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

SEE ATTACHED

RECEIVED

JUN 11 2007

Neighborhood Planning & Zoning

VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.

The Galindo Elementary Neighborhood Association recommends Opt-In for the following properties along the South First Corridor. All properties taking advantage of the relaxed design standards must provide affordable housing at 60% MFI and the neighborhood wishes no further reduction than the 20% already allowed in the urban core

Opt in Properties:

2400 So First
2414 So First
2420 So First
2424 So First
2428 So First
2436 So First
2444 So First
2448 So First
24xx So First Taqueria Arandas Parking
24xx So First San Jose Church Lot
2600 So First
2606 So First
2608 So First
2610 So First
2612 So First
2614 So First
2700 So First
2704 So First
2706 So First
2804 So First
2810 So First
2910 So First
3004 So First
3036 So First
601 Cardinal Lane Mercury Hall
3304 So First
3310 So First
3504 So First
3700 So First
3706 So First
3808 So First
3810 So First
38816/3828 So First
706 B Ben White

RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

BD29

BD30

E

BE29

BE29

BE30

SOUTH
LAMAR

RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

2410

710

CUMBERLAND RD

RAYWOOD DR

LOCKE LN

BARTON SKWY

GARDEN VILLA LN

CARDINAL LN

GALINDO

PEACOCK LN

S 4TH ST

TERRELL HILL DR

OAK CREST AVE

S 3RD ST

S 2ND ST

S 1ST ST

WOLFE ST

S 5TH ST

S 6TH ST

S 7TH ST

S 8TH ST

S 9TH ST

S 10TH ST

S 11TH ST

S 12TH ST

S 13TH ST

S 14TH ST

S 15TH ST

S 16TH ST

S 17TH ST

S 18TH ST

S 19TH ST

S 20TH ST

S 21ST ST

S 22ND ST

S 23RD ST

S 24TH ST

S 25TH ST

S 26TH ST

S 27TH ST

S 28TH ST

S 29TH ST

S 30TH ST

S 31ST ST

S 32ND ST

S 33RD ST

S 34TH ST

S 35TH ST

S 36TH ST

S 37TH ST

S 38TH ST

S 39TH ST

S 40TH ST

S 41ST ST

S 42ND ST

S 43RD ST

S 44TH ST

S 45TH ST

S 46TH ST

S 47TH ST

S 48TH ST

S 49TH ST

S 50TH ST

S 51ST ST

S 52ND ST

S 53RD ST

S 54TH ST

S 55TH ST

S 56TH ST

S 57TH ST

S 58TH ST

S 59TH ST

S 60TH ST

S 61ST ST

S 62ND ST

S 63RD ST

S 64TH ST

S 65TH ST

S 66TH ST

S 67TH ST

S 68TH ST

S 69TH ST

S 70TH ST

S 71ST ST

S 72ND ST

S 73RD ST

S 74TH ST

S 75TH ST

S 76TH ST

S 77TH ST

S 78TH ST

S 79TH ST

S 80TH ST

S 81ST ST

S 82ND ST

S 83RD ST

S 84TH ST

S 85TH ST

S 86TH ST

S 87TH ST

S 88TH ST

S 89TH ST

S 90TH ST

S 91ST ST

S 92ND ST

S 93RD ST

S 94TH ST

S 95TH ST

S 96TH ST

S 97TH ST

S 98TH ST

S 99TH ST

S 100TH ST

S 101ST ST

S 102ND ST

S 103RD ST

S 104TH ST

S 105TH ST

S 106TH ST

S 107TH ST

S 108TH ST

S 109TH ST

S 110TH ST

S 111ST ST

S 112ND ST

S 113RD ST

S 114TH ST

S 115TH ST

S 116TH ST

S 117TH ST

S 118TH ST

S 119TH ST

S 120TH ST

S 121ST ST

S 122ND ST

S 123RD ST

S 124TH ST

S 125TH ST

S 126TH ST

S 127TH ST

S 128TH ST

S 129TH ST

S 130TH ST

S 131ST ST

S 132ND ST

S 133RD ST

S 134TH ST

S 135TH ST

S 136TH ST

S 137TH ST

S 138TH ST

S 139TH ST

S 140TH ST

S 141ST ST

S 142ND ST

S 143RD ST

S 144TH ST

S 145TH ST

S 146TH ST

S 147TH ST

S 148TH ST

S 149TH ST

S 150TH ST

S 151ST ST

S 152ND ST

S 153RD ST

S 154TH ST

S 155TH ST

S 156TH ST

S 157TH ST

S 158TH ST

S 159TH ST

S 160TH ST

S 161ST ST

S 162ND ST

S 163RD ST

S 164TH ST

S 165TH ST

S 166TH ST

S 167TH ST

S 168TH ST

S 169TH ST

S 170TH ST

S 171ST ST

S 172ND ST

S 173RD ST

S 174TH ST

S 175TH ST

S 176TH ST

S 177TH ST

S 178TH ST

S 179TH ST

S 180TH ST

S 181ST ST

S 182ND ST

S 183RD ST

S 184TH ST

S 185TH ST

S 186TH ST

S 187TH ST

S 188TH ST

S 189TH ST

S 190TH ST

S 191ST ST

S 192ND ST

S 193RD ST

S 194TH ST

S 195TH ST

S 196TH ST

S 197TH ST

S 198TH ST

S 199TH ST

S 200TH ST

S 201ST ST

S 202ND ST

S 203RD ST

S 204TH ST

S 205TH ST

S 206TH ST

S 207TH ST

S 208TH ST

S 209TH ST

S 210TH ST

S 211ST ST

S 212ND ST

S 213RD ST

S 214TH ST

S 215TH ST

S 216TH ST

S 217TH ST

S 218TH ST

S 219TH ST

S 220TH ST

S 221ST ST

S 222ND ST

S 223RD ST

S 224TH ST

S 225TH ST

S 226TH ST

S 227TH ST

S 228TH ST

S 229TH ST

S 230TH ST

S 231ST ST

S 232ND ST

S 233RD ST

S 234TH ST

S 235TH ST

S 236TH ST

S 237TH ST

S 238TH ST

S 239TH ST

S 240TH ST

S 241ST ST

S 242ND ST

S 243RD ST

S 244TH ST

S 245TH ST

S 246TH ST

S 247TH ST

S 248TH ST

S 249TH ST

S 250TH ST

S 251ST ST

S 252ND ST

S 253RD ST

S 254TH ST

S 255TH ST

S 256TH ST

S 257TH ST

S 258TH ST

S 259TH ST

S 260TH ST

S 261ST ST

S 262ND ST

S 263RD ST

S 264TH ST

S 265TH ST

S 266TH ST

S 267TH ST

S 268TH ST

S 269TH ST

S 270TH ST

S 271ST ST

S 272ND ST

S 273RD ST

S 274TH ST

S 275TH ST

S 276TH ST

S 277TH ST

S 278TH ST

S 279TH ST

S 280TH ST

S 281ST ST

S 282ND ST

S 283RD ST

S 284TH ST

S 285TH ST

S 286TH ST

S 287TH ST

S 288TH ST

S 289TH ST

S 290TH ST

S 291ST ST

S 292ND ST

S 293RD ST

S 294TH ST

S 295TH ST

S 296TH ST

S 297TH ST

S 298TH ST

S 299TH ST

S 300TH ST

S 301ST ST

S 302ND ST

S 303RD ST

S 304TH ST

S 305TH ST

S 306TH ST

S 307TH ST

S 308TH ST

S 309TH ST

S 310TH ST

S 311ST ST

S 312ND ST

S 313RD ST

S 314TH ST

S 315TH ST

S 316TH ST

E



$1 \text{ inch} = 440 \text{ feet}$

VMU Residentially Used Properties ("Opt-in")



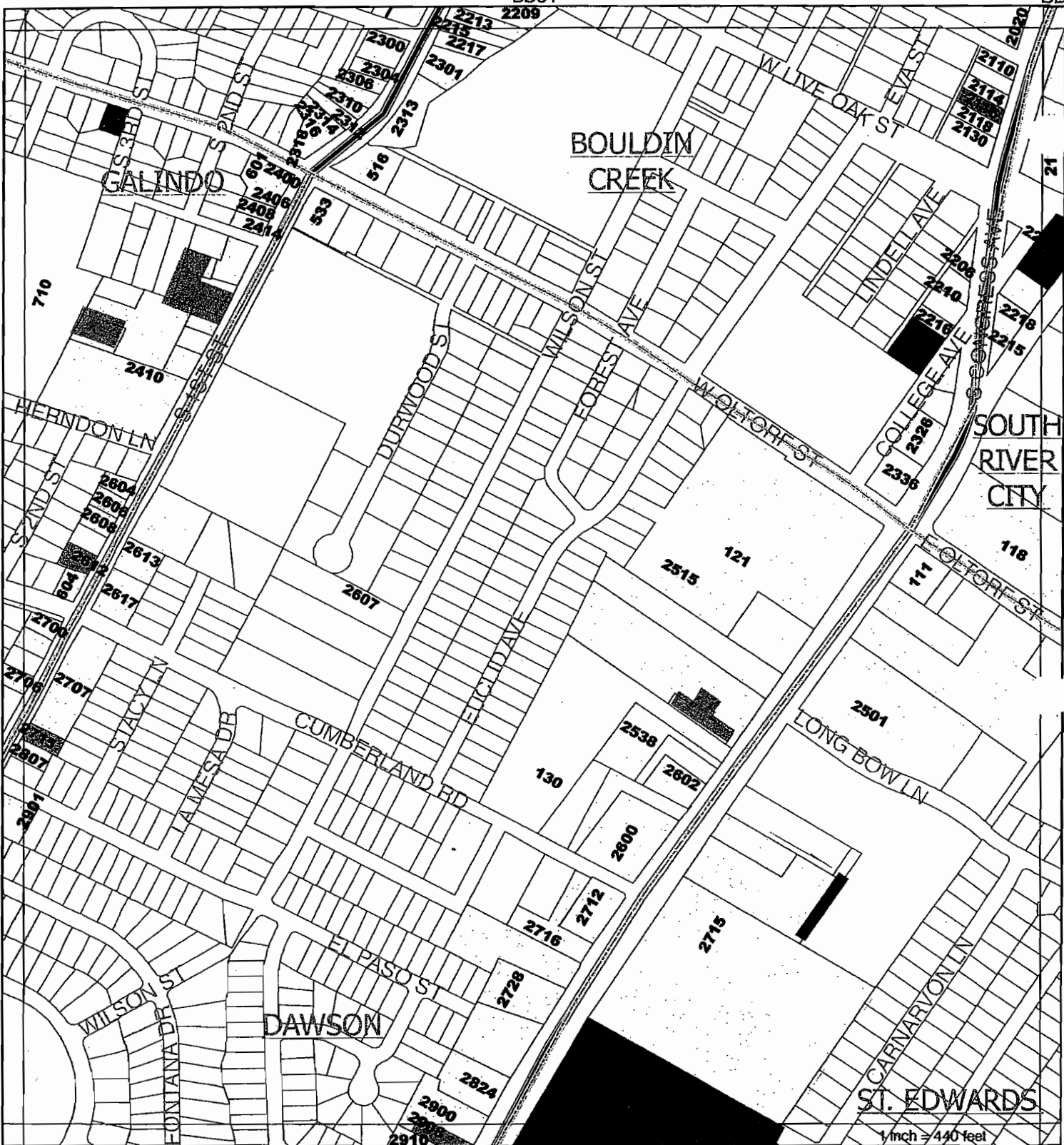
BD30

BD31

BD32

BE30

BE30



BE32







BE32

**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BE31**

RECEIVED

JUN 04 2007

Legend

-  Planning Areas
-  Core Transit Corridor
-  Future Core Transit Corridor
-  Vertical Mixed Use Overlay District ("Opt-out")
-  VMU Residentially Used Properties ("Opt-In")
-  Mixed Use Combining Districts ("Opt-in")



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use.

Neighborhood Planning & Zoning

RECEIVED

JUN 04 2011

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

Neighborhood Planning

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

_____ 80% of median family income

_____ 70% of median family income

xx _____ 60% of median family income

_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes x No _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

B. Please provide the results of the vote:

For 10 Against 9
Neighborhood Planning and Zoning Department

C. Number of people in attendance at the meeting: 27

D. Please explain how notice of the meeting at which the vote was taken was provided:

The GENA newsletter
website main.org/gena/VMU
neighborhood signage prior to meeting
GENA Listserve

E. Please attach a copy of the notice of the meeting at which the vote was taken.

F. Please provide a copy of the meeting minutes at which the vote was taken.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: _____
Neighborhood Association By-Laws: X
Other, as described in question A., above: _____

Patricia Smith
SIGNATURE OF CHAIR (OR DESIGNEE)

June 4, 2007
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor

RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

RECEIVED

JUN 12 2011

Neighborhood Planning & Zoning

VERTICAL MIXED USE APPLICATION
SUBMITTAL CHECKLIST

- ☒ 1. Completed application with signature of chairperson.
- ☒ 2. Detailed maps showing locations of properties opted-in or opted-out.
- ☒ 3. Completed VMU Opt-Out Form, if applicable
- ☒ 4. Completed VMU Opt-In Form, if applicable.
- ☒ 5. Copy of the notice of the meeting at which the vote was taken.
- ☒ 6. Copy of the meeting minutes at which vote was taken.

GALINDO

JUN 04 2007

Galindo Elementary Neighborhood Association Minutes**Meeting Minutes from, May 21, 2007 * Held at Lifeworks 3700 S. 1st St**

1. Patty Sprinkle, GENA President announced a SalvationArmy update meeting on Tuesday, M 22, 2007. The purpose of the meeting is to discuss concerns of the site, which specifically include, the neighborhood's conditions of support for upzonings of the land from SF-3 to MF-1 in 1998 and 2004 for a Senior Housing Project. The meeting is open to Galindo Neighbors.
2. **S. 1st Street Vertical Mixed Use Option: Presenter -- Patty Sprinkle.** The June 4, deadline for these recommendations was extended 45 days in order for neighborhoods to amend recommendations. Patty reminded everyone that City Council Members have the final say/vote on what is ultimately opted-in and out. Since VMU concerns properties along S. 1st, a Core Transit Corridor (CTC), Patty referred to a display of photos of properties along S. 1st, taken by Mishell Kneeland. The photos were divided into residential properties, which were recommended to be opted-out of VMU zoning, and non-residential, which were recommended to be opted-in to VMU zoning. All Commercially-zoned properties are automatically opted-in.

Patty explained that other neighborhoods in the South Lamar Combined Neighborhood Plan were recommending that all residentially-used properties be opted-out, since once a property was opted-in, it could not be amended to be opted-out (yet if a property is opted-out, it could be amended to be opted-in). Patty explained that if residentially-used properties are opted-in, it would give incentive for redevelopment of those properties, many of which are apartments/Multi-Family zoned, and we could lose much of the remaining affordable housing in the neighborhood. VMU standards require that 10% of the residential units be "affordable", and the GENA Executive Committee recommended using 60% median family income (MFI) to determine "affordable". The GENA X com also recommended no additional parking incentive beyond the 20% already allowed in the urban core. Also, just because a property is opted-in to VMU does not mean that a developer will design a VMU project for the site; the project could simply conform to standards of the base zoning and not take advantage of the relaxed development standards allowed by meeting certain requirements under VMU.

Pros and cons of opting-in properties to VMU designation were discussed. Oltorf had been taken off the list of Future CTCs; the depth of properties as well as right-of-ways (ROWS) limit what can be built and, thus, limit applicability and use of VMU along that roadway. Also, Oltorf is mainly residential and has been designated residential (except at "nodes" like S. 1st and S. 5th) by the Bouldin Creek Neighborhood Plan to the north of Galindo.

According to the City, GENA is not required to notify residents of the Opt-In/Opt-out. However, the GENA Executive Committee has communicated via flyer, website, yahoo list serve or one-on-one conversation about the process and recommendation.

Meeting attendees generally agreed that apartment buildings/MF developments need to be protected in order to keep as much affordable housing in the neighborhood as possible.

RECEIVED

JUN 04 2007

3. **Motion on S.1st Recommendation :**

Neighborhood Planning & Zoning

A motion was made and seconded to: Opt-in all properties on the Core Transit Corridor except apartment complexes as noted in the plank

A vote was taken. (Yes: 7 - No: 7). Since every meeting attendee did not have a voting card, there was a re-vote.

Final vote result (Yes: 10 - No: 9)

* a second motion was made to Opt-in all properties on the Core Transit Corridor except apartment complexes and residentially used properties as noted in the plank. This motion was never seconded.

4. March 26, 2007 minutes approved.
5. Meeting adjourned.